

RESIDENTIAL BUILDING SPECIFICATION

STRUCTURE

- Structural System: As per the approved design of the Structural Engineer.
 - Masonry:
 - 9" external walls and 4.5" internal walls
 - Wire-cut red bricks with river sand
 - ISI-certified TMT steel rods
 - 53 Grade PPC cement (Chettinad / Dalmia / Zuari or equivalent, based on availability)
 - Floor Height: 10 feet (maintained consistently)
 - Anti-Termite Treatment: Provided for entire structure
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ELEVATION

- Elegant and modern elevation as per the Architect's design.
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WALL FINISHES

- Internal Walls: 2 coats of wall putty, 1 coat of primer, and 2 coats of premium emulsion paint (roller finish). Colour selection as per client preference.
 - External Walls: 1 coat of primer and 2 coats of high-quality exterior emulsion paint (as per Architect's design).
 - Kitchen Walls: Vitrified tiles (Sparrow brand or equivalent, 24"x48") from countertop level up to the ceiling.
 - Bathroom Walls: Vitrified tiles (Sparrow brand or equivalent, 24"x48") up to ceiling height with anti-skid flooring.
 - Ceiling: 2 coats of primer and 2 coats of emulsion paint for a smooth finish.
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KITCHEN

1. Granite countertop with stainless steel sink provision.
 2. Shelf and loft provision as per client's requirements.
 3. Electrical points for chimney, RO, and hob.
 4. Washing machine and dishwasher provision included.
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BATHROOMS & TOILETS

1. Premium mixer taps and showers (Parryware or equivalent).
 2. EWC/IWC closets with health faucets (Parryware or equivalent).
 3. Wash basin provision in all bathrooms.
 4. Electrical points for water heater and exhaust fan.
 5. Finolex brand plumbing pipes for superior quality and durability.
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FLOORING & SKIRTING

1. Vitrified joint-free tiles (Sparrow or equivalent, 24"x48").
 2. 4" skirting in matching tile finish.
 3. Anti-skid tiles in bathrooms and balconies.
 4. Weatherproof roof tiles for terrace.
 5. Granite flooring for staircases and corridors at all levels.
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WINDOWS & VENTILATORS

- Windows: Second-quality teak frame with 12 mm square steel grills; shutters with 4 mm thick glass for visibility.
 - Ventilators: Second-quality teak with louvered glass panels.
 - Painting: Enamel paint finish for all windows and ventilators.
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DOORS

- Main Door: Premium first-quality teakwood designer door with melamine finish; fitted with Europa (or equivalent) locks, tower bolts, latches, and antique-finish handles.
 - Bedroom Doors: Second-quality teak with laminate finish.
 - Bathroom Doors: Heavy-duty single-panel UPVC doors.
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ELECTRICALS

1. 3-phase power supply connection.
2. MCB protection for every room.
3. Modular switches & sockets (Anchor Roma or equivalent).
4. AC points in living, dining, and bedrooms as per design.
5. High-quality copper wiring (Orbit or equivalent).

6. Kitchen: 5A & 15A sockets provided.
 7. Provision for spotlights and tube lights as per design.
 8. Fan points in all major rooms.
 9. Telephone, internet, and TV cable provisions included.
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COMMON AREAS

- Lift: Provision as per architectural design.
 - Power Backup: Inverter provision for individual houses; DG provision for apartments.
 - Staircase Handrail: Stainless steel handrail.
 - CCTV: Provision for surveillance cameras in common areas.
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OUTDOOR FEATURES

- Water Storage: Underground sump and overhead tank.
 - Rainwater Harvesting: As per site design.
 - Compound Wall: Full site perimeter compound wall with designer entry gates as per architect's plan.
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TURNKEY PROJECT INCLUSIONS

1. Local Body, CMDA Approvals complete
2. Electricity Board (EB) connection
3. Metro Water connection
4. Property tax Assessment
5. Lift installation
6. Completion Certificate for Apartments
7. CCTV system
8. Electrical fittings (lights, fans, geysers, etc.)
9. Interior works as per client preference
10. Sewage Treatment Plant (for non-drainage zones)
11. Water Treatment Plant (based on test results)
12. Inverter / Generator for power backup
13. Rooftop Solar Panel – On-grid system

Note: The turnkey package can be customized to suit individual client requirements.

FOR OTHER PROJECTS

We also undertake **Commercial, Industrial, and Infrastructure** construction projects.

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